



PLANNING COMMISSION AGENDA

April 27, 2016, 7:00 p.m.

Multipurpose Room/Council Chamber

Burien City Hall, 400 SW 152nd Street

Burien, Washington 98166

This meeting can be watched live on Burien Cable Channel 21 or on www.burienmedia.org

1. ROLL CALL

2. AGENDA CONFIRMATION

3. APPROVAL OF MINUTES

A. March 9, 2016

4. PUBLIC COMMENT

Public comment will be accepted on topics not scheduled for a public hearing.

5. OLD BUSINESS

A. None

6. NEW BUSINESS

A. Presentation and Discussion – Significant Tree Retention Zoning Code Amendments

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Future Agendas (Tentative)

May 11, 2016

- Mobility Study Findings Preview
- Significant Tree Retention Discussion

Planning Commission meetings are accessible to people with disabilities. Please phone (206) 248-5517 at least 48 hours prior to the meeting to request assistance. American Sign Language (ASL) interpretation and assisted listening devices are available upon request.

Planning Commissioners

Curtis Olsen (Chair)

Amy Rosenfield (Vice-Chair)

Kaelene Nobis

Kim Davis
Anna Markee

Butch Henderson
Douglas Weber

City of Burien

BURIEN PLANNING COMMISSION

March 9, 2016

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Curtis Olsen called the January 27, 2016, meeting of the Burien Planning Commission to order at 7:01 p.m.

ROLL CALL

Present: Jim Clingan, Butch Henderson, Joel Millar, Curtis Olsen, Amy Rosenfield, Brooks Stanfield and Douglas Weber

Absent: None.

Administrative staff present: David Johanson, senior planner; Chip Davis, Community Development Department director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Rosenfield, seconded by Commissioner Millar to approve the agenda for the March 9, 2016, meeting. Motion passed 7-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Rosenfield, seconded by Commissioner Millar, and passed 7-0 to approve the minutes of the January 27, 2016, meeting.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

A. Public Meeting: 2016 Comprehensive Plan Docket

B. Presentation and Discussion – 2016 Comprehensive Plan Docket and Work Program

David Johanson, senior planner, gave a brief presentation recapping the 2016 Comprehensive Plan docket process. He noted there was public notice given of the annual amendment request deadline of March 1st. The next step is the public meeting tonight to allow the public to comment on the proposed

docket items, followed by a recommendation from the Planning Commission to the City Council on those items. By May 1st, the City Council will adopt by resolution a final docket of Comprehensive Plan amendments for consideration, thus setting the work program.

Mr. Johanson noted that this year the Comprehensive Plan amendment and rezone processes have been separated into two steps to avoid confusion previously experienced by the Commission and the City Council.

He said the City received one proposed map amendment from an individual asking to change the parcel at 825 S. 122nd St. from the Moderate Density Residential Neighborhood designation to Neighborhood Commercial, which is a light-intensity commercial district. The commissioners will need to decide if the request meets the docketing criteria and therefore should be included on the docket.

Gerald Robison, 648 S. 152nd St. #7, representing the owner of the parcel at 825 S. 122nd St., spoke in support of the proposed amendment.

Direction/Action

Commissioner Stanfield moved to recommend the City Council adopt Resolution No. 370 establishing the 2016 Comprehensive Plan amendment docket. Commissioner Henderson seconded the motion. Motion carried 7-0.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Stanfield reported that he participated in a couple of forums facilitated by the Highline School District in response to some of the violence that the students have been experiencing in and around The Heights apartments on Ambaum. He said he learned a lot about the apartment community from the experience, primarily that there is nothing there for youth and children to do after school. The residents do not have access to parks, gyms and other after school activities, so there is a lot of “hanging around” especially by teens and young adults. The parents say they are not feeling safe about sending their kids to Chelsea Park because of the bad element hanging out there. He said he realized the Burien community has some work to do to engage this part of the population.

DIRECTOR’S REPORT

Chip Davis, Community Development director, reported that the interviews and selection process to fill the Planning Commission seats expiring this year are scheduled for the March 21st City Council meeting, with the new members taking their seats in April.

He also reported that there will be a detailed presentation to the City Council on the branding and the mobility study at the council’s March 28th study session. Both are part of the economic development priorities adopted by the council for 2016.

Mr. Davis reported that more than 100 people participated over the two days of the Storefront Studio event in February related to the downtown mobility study. Concepts that came out of that event are being presented to the commissioners this evening and their comments will be added to the feedback that the consultants collected from the downtown community over the two days.

Mr. Davis asked the commissioners, when they consider parking and mobility in downtown Burien, to think about ways in which the transportation network accommodates what people in Burien want to do – how well does it support local businesses and how well does it serve visitors and residents. He said the consultant was looking at the question from at least four different perspectives: network – the system of streets, alleys, bikeways and public transportation that constitutes the transportation system in downtown; parking – the lots, on-street and private parking areas that accommodate cars and allow visitors and residents to retain access to private, individual automobiles; pedestrians and bicyclists – the people using something other than a car to get around, arriving in downtown Burien and moving through its spaces; and

natural and social systems – the role that the public realm plays in managing stormwater, creating character, and providing public spaces for individuals, families and friends.

STUDY SESSION

The commission recessed into study session at approximately 7:50 p.m. to do the same exercise using maps and sticky dots that participants at the Storefront Studio event did in February.

ADJOURNMENT

The commissioners returned to regular session at approximately 8:49 p.m.

Direction/Action

Commissioner Henderson moved for adjournment; Commissioner Stanfield seconded. Motion carried unanimously. The meeting adjourned at 8:50 p.m.

APPROVED: _____

Curtis Olsen, chair
Planning Commission

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: April 27, 2016

TO: Planning Commission

FROM: Niomi Zinn, Planner & Brandi Eyerly, AICP, Planner

SUBJECT: Significant Tree Retention Introduction

PURPOSE/REQUIRED ACTION:

During the August 4, 2014 meeting City Council discussed revisions to Burien Municipal Code, Title 19.25 - Tree Retention and Landscaping. At that time, City Council directed Planning Staff to present the revisions to the Planning Commission for review and recommendation. The following presentation introduces current and proposed language in preparation for a Planning Commission public hearing to occur at a later date.

BACKGROUND:

The following is a list of revisions and actions to consider:

Item 1: Heritage/Exceptional Tree Preservation

- Compile existing Heritage/Exceptional Tree Preservation programs in other cities in the region, such as Seattle, Lynnwood and Olympia. Consider how the definition, designation and retention regulations of Heritage Trees in these jurisdictions might apply to the City of Burien (see Attachment 1).
 - For the definition of Heritage/exceptional trees consider size, species, age, historical significance, location, and aesthetics as potential defining factors for heritage trees.
 - For the designation of Heritage/Exceptional trees consider nomination by property owners, council, staff, and residents.
 - For the retention of Heritage Trees consider voluntary and incentivized measures.
 - Identify any known trees of local importance to the community.
 - Review existing Comprehensive Plan policies that provide direction for the preservation of trees of local and historical significance within the City (see Attachment 2) and consider if amendments are required to include the implementation of a Heritage/Exceptional Tree Program.

Item 2: Tree Canopy Inventory

To move forward with Council's question of what would it take to do a tree canopy inventory for the City, the following is proposed –

- Planning staff will identify if there are existing GIS data sources that would show Burien's tree canopy as it exists now in comparison to 10-20 years ago to determine the extent of change in the City's tree canopy.

- The Parks and Recreation Department is researching possible grant opportunities for a tree inventory. This might be able to be extended to all of the City.

Item 3: Existing Significant Tree Retention Regulations

- Refine the definition of significant trees in the City's existing tree retention regulations.
- Research why other jurisdictions have removed black locust, cottonwood, native alder, native willow, Lombardy poplar, and European ash from their definitions of Significant Trees and consider exempting these species from Burien's significant tree regulations.
- Adjust the ratios for tree replacement (see BMC 19.25.160 in Attachment 3).
- Coordinate regulations and requirements for tree retention on public property, in rights-of-way and parks with tree regulations affecting private property. More uniform regulatory requirements for private and public properties.

Item 4: Incentives for Tree Retention

- The BMC 19.25.140 currently has six (6) incentives for retention (see Attachment 3).
- Establish a tree banking system to allow off-site tree replacement.
- Link expansion of tree retention requirements and incentives to surface water management for property not located within a critical area or proposed development.

PLANNING COMMISSION ACTION

Planning staff asks the Planning Commission to prioritize the above items and schedule meeting dates for discussion. If you have any questions before the meeting, please contact Brandi Eyerly at (206) 248-5519 or by email at BrandiE@burienwa.gov. and Niomi Zinn (206) 248-5152 or by email at NiomiZ@burienwa.gov.

ATTACHMENTS:

- 1) Sampling of Regional Tree Retention Policies
- 2) Comprehensive Plan – Existing Tree Policies
- 3) BMC 19.25.140 Significant trees – Incentives for retention

SAMPLING OF REGIONAL TREE RETENTION POLICIES					
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements
Burien	YES – Those interested in removing a significant tree must submit and get approved a “tree retention plan.”	Significant Tree: Existing healthy tree which, <i>when measured 4 feet above the ground</i> , has a minimum diameter of: <ul style="list-style-type: none">• 8 inches (for evergreen tree).• 12 inches (for deciduous tree).	Significant Trees may be removed if they are: <ul style="list-style-type: none">• Located on developed, private lots.• Damaged or diseased.• Safety hazards due to potential root, trunk or primary limb failure, or exposure of mature trees which have grown in a closed, forested situation.	Significant Trees must be retained as follows: <ul style="list-style-type: none">• All Significant Trees on undeveloped lots must be retained.• 5% - 30% of Significant Trees on a (developing?) lot must be retained, depending on what landscape category the lot falls into (excluding critical areas or their buffers).• If Significant Trees were previously located in a closed, forested situation an *adequate* area of smaller trees shall be retained or <i>replaced</i> on the fringe.• Significant Trees <u>may not</u> be removed if they fall in a <u>critical area</u> or a <u>critical area’s buffer</u>.	If the required number of Significant Trees on a lot are not retained, the removed tree(s) shall be replaced with: <ul style="list-style-type: none">• Transplanted Significant Trees. <i>OR</i>,• New tree measuring three-inch caliper or more, at a <u>replacement rate of 1.5 inches diameter for every one inch diameter</u> of the removed Significant Tree. <i>OR</i>,• New tree measuring less than three-inch caliper at a <u>replacement rate of two inches diameter for every one inch diameter</u> of the removed tree (on space available basis, according to site plan).
SeaTac	YES – “no Significant Trees shall be removed from any multi-family, commercial or industrial zone property without obtaining a “Tree Clearing Permit.””	Significant Tree: An existing healthy tree which, <i>when measured 4 feet above” grade</i> , has a minimum diameter of: <ul style="list-style-type: none">• 8 inches for evergreen trees• 12 inches for deciduous trees (excluding poplar trees)	The following “uses” are exempt from the City’s Significant Tree retention provisions: <ul style="list-style-type: none">• Single-family dwellings.• Residential accessory units.• Subdivisions and short subdivisions (in regard to perimeter and street landscape proportions only). <p>*Significant Trees <u>do not have to be retained</u> on developed single family zoned property.*</p> <p>Significant Trees do not have to be retained within <u>new</u> Short Plats and Long Subdivisions in Single Family Zones if:</p> <ul style="list-style-type: none">• Trees are within the building footprint of a <u>proposed</u> residence and accessory structure.• Trees are within any private access easement.• Trees are within any proposed utility easement. <p>Significant Trees do not have to be retained in <u>all other zones</u> if:</p> <ul style="list-style-type: none">• Tree is within the building footprint of a <u>proposed</u> structure.• Tree is within any private access easement and interior roads.	SeaTac’s Tree retention (and landscaping) policies apply to: <ul style="list-style-type: none">• All new developments on vacant land requiring building permits.• When the gross floor area (gfa) of a building/complex expands beyond twenty percent (20%) of the total existing gfa (code slightly different for lots within the Neighborhood Business zone).• Upon the change in use of any property to a public/private parking lot.• Upon the conversion of any outdoor space of two hundred (200) square feet or greater to a business use or parking, the current landscape standards shall be integrated into that portion of the site to the greatest extent feasible.• Unless otherwise exempted (see left), no Significant Trees shall be removed from any multi-family, commercial, or industrial zone property without obtaining a “Tree Clearing Permit.” <p>Significant Trees Retention within New Short Plats and Long Subdivisions in <u>Single Family Zones</u>:</p> <ul style="list-style-type: none">• <u>2 Significant Trees</u> shall be saved within new proposed lot <u>within each new proposed short plat or long subdivision</u>, unless an alternative allowed by SMC 15.14.166 is used (see minimum tree requirements below).• New proposed short plats and long	Replacement of Significant Trees Within New Short Plats and Long Subdivisions in Single Family Zones: <p>Any significant tree proposed to be retained that is removed during construction or the plat approval process shall be mitigated as follows:</p> <ul style="list-style-type: none">• For each significant tree removed, two (2) deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or• Two (2) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or• Any combination of the above, with a minimum of two (2) trees. <p>Replacement of Significant Trees in All Other Zones:<p>Any significant tree proposed to be retained that is removed during construction shall be mitigated as follows:</p><ul style="list-style-type: none">• For each significant tree removed, three (3) deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting. OR• Three (3) evergreen trees with a minimum height of eight (8) feet, not including growth leaders. OR• Any combination of the above, with a minimum of three (3) trees.</p>

SAMPLING OF REGIONAL TREE RETENTION POLICIES													
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements								
			<ul style="list-style-type: none">Tree is within any proposed utility easement. <p>Significant Trees may be Removed During <u>Clearing of Multi-Family, Commercial and Industrial Zoned Lots</u> if:</p> <ul style="list-style-type: none">A tree constitutes a safety hazard to any structures on the property and to any structures on adjacent properties as determined by the City’s arborist; orA tree is dead; orThe tree is significantly diseased and will die as determined by the City’s arborist; orThe property owner has an approved building permit for a new development on the property.	<p>subdivisions are required to maintain the following minimum number of trees per lot:</p> <ul style="list-style-type: none">Two (2) significant trees; OROne (1) significant tree and two (2) new trees; ORFour (4) new trees.Significant trees or existing healthy trees on the lot that meet minimum size standards may be counted towards the minimum tree requirements listed above. <p>Significant Tree Retention in all other zones:</p> <ul style="list-style-type: none"><u>3 Significant Trees, or 12% of the Significant Trees on site</u>, whichever is greater, shall be saved <u>within each new proposed development</u>.									
Federal Way	<p>YES – “No person shall remove <u>any trees</u> on a site without first obtaining approval of a <u>tree retention plan</u> <u>by</u> the director; except for those activities that are exempt.</p>	<p>(Significant) Tree : Any self-supporting perennial woody plant characterized by one main stem or trunk of at least <i>six inches in diameter measured four and one-half feet above ground</i>, or a multi-stemmed trunk system with a definite crown, maturing at a height of a least 20 feet above ground level.</p>	<p>Significant Tree removal may occur in the following instances:</p> <ul style="list-style-type: none">Removal of <i>overhanging vegetation and fire hazards</i>.Removal of <i>invasive species, hazard trees, nuisance vegetation, or dead, dangerous, or diseased tree</i>. **<i>Routine maintenance</i> of trees and vegetation necessary to maintain the health of cultivated plants. (Topping of trees as defined is considered tree removal, not maintenance).Removal of trees to <i>construct public streets and utilities</i>.<i>Digging and filling for cemetery graves</i>.<i>Clearing and grading in a right-of-way</i>.<i>Mining, quarrying</i>, etc. of things like rock, sand, gravel, etc.<i>Exploratory excavations</i> under the direction of a professional engineer licensed in the state.<i>Excavations for utility service</i>	<p>Significant Tree removal in sensitive areas or sensitive area buffers is categorically prohibited (without City approval).</p> <p>Unless otherwise exempted, any proposed removal of trees and vegetation on <u>developed</u> and <u>undeveloped</u> residential, commercial and industrial lots must comply with City retention standards:</p> <ul style="list-style-type: none">Regulations Specific to <u>Developed Single Family Parcels</u>:<ul style="list-style-type: none">Removal of any Tree (of significant size) is subject to minimum tree units per acre requirements (25 tree units/acre).<u>Regulations Specific to New Uses on All Other Parcels (Vacant)</u>:<ul style="list-style-type: none">Existing trees and vegetation in good health, and not considered to be invasive species, shall be retained to the maximum extent possible in all developments as follows:A minimum tree density – new uses on vacant or redeveloping parcels.<u>Regulations Specific to expansion of existing uses on Commercial, Industrial and Multifamily Lots</u>.<ul style="list-style-type: none">Expansion of properties not conforming	<p>Vacant or redeveloping parcels are required to meet <u>minimum tree density requirements</u> and must replace trees so as to maintain density requirements. <i>This also applies to Significant Tree removal on developed single family lots.</i></p> <ul style="list-style-type: none">Minimum tree density requirements below: Table 19.120.130-1 – Minimum Tree Density Requirements for Vacant or Redeveloping Sites <table><tr><th>Land Use Designation</th><th>Required Tree Unit Density^{1,2}</th></tr><tr><td>BC, BN, CE, OP, PO</td><td>20 tree units/acre</td></tr><tr><td>SF Residential zones</td><td>25 tree units/acre</td></tr><tr><td>RM 1800, RM 2400, RM 3600</td><td>30 tree units/acre</td></tr></table> <p>*See tree units credits in Appendix 3</p>	Land Use Designation	Required Tree Unit Density ^{1,2}	BC, BN, CE, OP, PO	20 tree units/acre	SF Residential zones	25 tree units/acre	RM 1800, RM 2400, RM 3600	30 tree units/acre
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SAMPLING OF REGIONAL TREE RETENTION POLICIES					
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements
			<p><i>connections.</i></p> <ul style="list-style-type: none">• Actions integral to an ongoing <i>agricultural or horticultural</i> use.• Removal of trees on sites zoned city center core (CC-C) and city center frame (CC-F). <p>** Trees can be removed provided that (1) the trees are not located in a designated environmentally sensitive area and (2) removal will not affect stormwater flow/process.</p>	<p>to the City tree density requirements are subject to the following tree conservation requirements <u>whenever such expansion would result in a greater than a 10% or 500 sq ft increase in the size of the existing building footprint</u> or associated impervious areas, whichever is less:</p> <ul style="list-style-type: none">• A minimum of one tree unit shall be provided for each 500 square feet of building expansion or new construction; or• A minimum of three tree units shall be provided for each tree unit removed, up to a maximum of 25 tree units per acre.	
Des Moines	<p>YES</p> <ul style="list-style-type: none">• Land clearing and grading permit.• Right of way use permit.	<p>Significant Tree:</p> <ul style="list-style-type: none">• Healthy evergreen trees 6 inches in diameter or greater as measured at 54 inches above the ground.• Healthy deciduous trees* 8 inches or greater as measured at 54 inches above the ground. <p>*Deciduous trees <u>excluding</u> alders, European ashes, cottonwoods and willows.</p>	<p>Permit <u>not required</u> for the following activities on <u>privately developed or partially developed lots</u>:</p> <ul style="list-style-type: none">• Normal tree pruning and maintenance or removal of trees.• Tree is dead, diseased or otherwise a “hazard.” <p>Permit <u>not required</u> on <u>private undeveloped lots</u> for:</p> <ul style="list-style-type: none">• Removal of dead, diseased or hazard trees.• Removal of small deciduous trees (less than 8 inches) in diameter as measured at 54 inches above the ground).• Removal of small evergreen trees that are less than 6 inches in diameter as measured at 54 inches above the ground.• Tree pruning of not more than 25% of a tree’s total leaf area.• Tree pruning that leaves the tree in good health.• Pruning or trees removed located in environmentally critical areas done in accordance with environmentally critical areas regulation.• Pruning or tree removal located within shoreline environments	<p><u>On Private Developed or Partially Developed Lots, Permit Required For:</u></p> <ul style="list-style-type: none">• Pruning and tree removal. Pruning and tree removal cannot occur (without permission) if tree is located within an environmentally critical area, shoreline environment or required landscape buffer. <p><u>On Private Undeveloped Lots, Permit Required For:</u></p> <ul style="list-style-type: none">• Tree removal for trees located in an environmentally critical area, shoreline environment or required landscape buffer.• Tree pruning if tree pruning exceeds 25% of a tree’s total area.• Tree removal if tree being removed is an evergreen tree <i>greater than</i> 6 inches in diameter or a deciduous tree <i>greater than</i> 8 inches in diameter as measured at 54 inches above the ground. <p>No more than one tree for every 2,400 sq ft of lot area shall be required to be preserved on any lot.</p>	<p>Trees only need to be replaced if it was designated to be retained or if removal results in fewer than 1 tree for every 2,400 sq ft.</p>

SAMPLING OF REGIONAL TREE RETENTION POLICIES					
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements
			done in accordance with shoreline master plan. Permit not required On City-Owned Property for: <ul style="list-style-type: none">Removal of dead, diseased or hazard trees.Limited tree pruning allowed using methods that do not harm integrity of tree. Permit not required on City Right-of-Way: <ul style="list-style-type: none">Subject to approval of right-of-way use permit, provided that the tree/s not located within a designated critical area, shoreline environment or required landscape area.		
Beau Arts Village	YES – for the removal of any <u>protected tree</u> (i.e. a significant or Landmark Tree).	Significant Tree: Any living tree* having a diameter greater than one (1) and less than three (3) feet; or any tree planted as mitigation. Landmark Tree: Any living tree having a minimum diameter of three (3) feet, measured at a height of four and one-half feet above the surrounding ground surface. (Beaux Arts Village’s Tree Committee originally recommended the specific dimensions that would characterize a landmark tree. The town Council then voted on, approved and codified the use of the “landmark tree” designation). *coniferous, evergreen, madrone, oak or big leaf maple tree.	Significant Tree may be removed if: <ul style="list-style-type: none">It is determined to be hazardousIs within the footprint of proposed building for which a building permit has been issued.The Significant Tree would become hazardous by the construction of the permitted building.The removal complies with the 20% limitation (<i>all property owners shall be <u>allowed to remove up to 20% of the Protected Tree Units on their lot within any 12-month period</u></i>).	<ul style="list-style-type: none">No more than 20% of protected (significant) tree units may be removed within a 12-month period.All property owners seeking to remove one or more trees shall retain a minimum of one tree unit per 1000 sq. ft of lot area or shall plant mitigation trees to meet a minimum on one tree unit per 1000 sq. ft. of lot area.	<ul style="list-style-type: none">Trees must be replaced to meet a minimum of one tree unit per 1000 sq. ft. of lot area.Mitigation trees shall be a minimum of eight (8) feet tall, have a full, well-developed crown of foliage, and count as a minimum of one tree unit.

SAMPLING OF REGIONAL TREE RETENTION POLICIES																			
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements														
Lake Forest Park	<p>YES – for the removal of any Significant Tree.</p> <p><u>Three Permit Types:</u></p> <p>1.Administrative permit</p> <p>2. Arborist Consultation Permit</p> <p>3. Arborist Review Permit</p>	<p>Significant Tree: Any healthy tree that has a diameter of six inches or greater.</p> <p>Landmark Tree: A tree with diameter 28 inches or greater. (A tree is formally designated a “landmark tree” by the Lake Forest Park heritage tree program).</p>	<p>Up to 2 Significant Trees can be removed in any 36 month period provided one of the following permits is obtained:</p> <p><u>Administrative Review Tree Permit:</u> For removal of one or two trees in a 36-month period.</p> <ul style="list-style-type: none">Allows up to 2 significant trees to be removed. <p><u>Arborist Consultation Permit:</u> Required if property owner is working within drip line of tree (ex: putting in a retaining wall or expanding a deck). Permit is also required if the property owner wishes to remove a Landmark Tree.</p> <ul style="list-style-type: none">Allows up to 2 significant trees or 1 landmark tree to be removed (in a 36 month period). <p><u>Arborist Review Permit:</u> In case of significant site development or construction, when three or more trees are affected. If trees are being removed, and the property falls below the <i>canopy coverage goal</i> for the lot size category for the property, replacement trees must be planted in numbers large enough to bring the canopy coverage back to the coverage goal or the previous coverage level, whichever is less, in 30 years (see Table 1 below)</p>	<p>No more than 2 Significant Trees can be removed in any 36 month period.</p> <ul style="list-style-type: none">Max Tree Removal with Administrative Permit (in 36 month period): 2 Significant Trees.Max Tree Removal with Arborist Consult Permit: 2 Significant Trees or 1 Landmark Tree. <p>*See Appendix 1 for full break down of maximum tree removal allowances and associated canopy coverage goals.</p> <p>*Regarding Canopy Coverage Goals: the City states: “in order to maintain and improve the current tree canopy, property owners are asked to maintain” the specified goals.</p>	<p>Replacement trees are required for:</p> <p><u>-Administrative Tree Removal Permits:</u> All Admin Tree Removal Permits holders are <i>required to replace trees at a one-to-one basis</i> OR they can pay into the tree account the value of the replacement tree.</p> <p><u>-Arborist Consultation or Arborist Review Permit:</u> If trees are being removed, and <i>the property falls below the canopy coverage goal for the lot size category for the property, replacement trees must be planted</i> in numbers large enough to bring canopy coverage back to the coverage goal or the previous coverage level (whichever is less) in 30 years.</p>														
Tukwila (current tree preservati on policy is being revised.	<p>YES – no person shall conduct any clearing of vegetation without first obtaining a <u>Tree Clearing Permit</u>, unless otherwise specifically exempted.</p>	<p>Significant Tree: Any tree over 4 inches in diameter.</p> <p>Vegetation: living trees, shrubs or groundcover Plant.</p>	<p>***No specific exemptions given to developed or undeveloped lots.***</p> <p>No tree removal permit required for:</p> <ul style="list-style-type: none"><i>Clearing of any vegetation <u>unless</u> site on which clearing occurs is located in a sensitive area, sensitive area buffer or shoreline zone.</i> <p>Permit Exempt activities on site located <i>within</i> a sensitive area, sensitive area buffer or shoreline zone:</p> <ul style="list-style-type: none"><u>Removal of up to 4 trees</u> in any 36	<p>Tree removal permit required for:</p> <ul style="list-style-type: none">Clearing of vegetation within a sensitive area, sensitive area buffer or shoreline zone <u>not</u> otherwise exempted (see left).<u>Removal of more than 4 significant trees</u> in any 36 month period on a <u>single-family zoned property</u> within in a sensitive area, sensitive area buffer or shoreline zone.<u>Removal of any significant trees</u> on a <u>single-family zoned property</u> located <i>within a wetland, watercourse and their associated buffers or within the shoreline zone.</i>	<p>For nonexempt tree removals (those requiring a permit), each existing Significant Tree removed shall be replaced with a new tree(s), based on the size of the existing tree up to a maximum density of 70 new trees per acre.</p> <table><tr><th colspan="2">b. Tree Replacement Ratios</th></tr><tr><th>Diameter of Existing Tree Removed</th><th>No. of Replacement Trees Required</th></tr><tr><td>4 - 8 inches</td><td>1</td></tr><tr><td>8 - 12 inches</td><td>2</td></tr><tr><td>12 - 18 inches</td><td>4</td></tr><tr><td>18 - 24 inches</td><td>6</td></tr><tr><td>>24 inches</td><td>8</td></tr></table> <p>**Tree replacement ratio differs for non-</p>	b. Tree Replacement Ratios		Diameter of Existing Tree Removed	No. of Replacement Trees Required	4 - 8 inches	1	8 - 12 inches	2	12 - 18 inches	4	18 - 24 inches	6	>24 inches	8
b. Tree Replacement Ratios																			
Diameter of Existing Tree Removed	No. of Replacement Trees Required																		
4 - 8 inches	1																		
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SAMPLING OF REGIONAL TREE RETENTION POLICIES					
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements
			<p>month period on steep slopes on <u>single family zoned properties</u>.</p> <ul style="list-style-type: none">• Clearing of any vegetation located outside sensitive area, sensitive area buffer or outside the shoreline zone.• Removal of hazardous trees.• Routine maintenance, removal of noxious weeds.• Construction and maintenance of streets and utilities in ROW and easements.• Vegetation removal necessary to operate an established Xmas tree farm.		residential development / redevelopment occurring in a Shoreline Zone.
Seattle	YES	<p>Significant Tree: All trees 6 inches or greater in diameter, measured 4.5 feet above the ground.</p> <p>"Exceptional tree:" A tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource, and is deemed as such by the Director according to standards promulgated by the Department of Planning and Development.</p>	<p>The following activities are exempt from restrictions on tree removal (on developed and undeveloped land, unless otherwise specified):</p> <ul style="list-style-type: none">• <u>Normal and routine pruning</u> operations and maintenance;• <u>Abatement of hazardous tree</u> or tree part as approved by the Director;• <u>Emergency activities</u> necessary to remedy an immediate threat to public health, safety, or welfare;• <u>Tree removal undertaken as part of tree and vegetation management and revegetation of public parkland</u> and open spaces by responsible public agencies or departments;• <u>Tree removal approved as part of an Environmentally Critical Area</u> revegetation plan.• <u>Tree removal shown as part of an issued building or grading permit</u>, including tree removal required for construction of a new structure, retaining wall, rockery or other similar improvement.• <u>Removal of street trees</u>;• <u>Additions to existing structures</u>, shown as part of an issued building or grading permit.	<p>Tree removal or topping is prohibited in the following cases:</p> <p>On Undeveloped Land: No trees 6 inches in diameter or greater, measured 4.5 feet above the ground may be removed unless they are found to be hazardous or where tree removal is proposed as part of a development.</p> <p>On Developed Land: Tree removal on developed land is limited in all lowrise, midrise, and commercial zones and on single-family lots 5,000 square feet in area or larger as follows unless they are found to be hazardous or where tree removal is proposed as part of a development (see Tree Protections During Development section). n No exceptional trees may be removed.</p> <ul style="list-style-type: none">• Exceptional trees may not be removed.• No more than three non-exceptional trees six inches in diameter or greater may be removed on a lot in any one-year period in Lowrise, Midrise and Commercial zones or on lots 5,000 square feet or greater in a Single-family or Residential Small Lot zone, except when the tree removal is required for the construction of a new structure, retaining wall, rockery or other similar improvement that is approved.	<ul style="list-style-type: none">• Each Exceptional Tree over two (2) feet in diameter that is removed in association with <u>development in all zones</u> shall be replaced by one or more new trees, the size and species of which shall be determined by the Director.• The tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal.• No tree replacement is required if the (1) tree is hazardous, dead, diseased, injured or in a declining condition with no reasonable assurance of regaining vigor as determined by a tree care professional, or (2) the tree is proposed to be relocated to another suitable planting site as approved by the Director.

SAMPLING OF REGIONAL TREE RETENTION POLICIES															
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements										
Lynwood	<p>YES</p> <p>Permit Types: <u>Class 1:</u> Issued for tree removal from a developed single family residential lot under 16,000 sq ft in size.</p> <p><u>Class 2:</u> Issued for significant and non-Significant Tree removal for all sites, except those subject to a Class I tree removal permit (ie on residential lots greater than 16,000 sq ft and all non-residential lots.</p>	<p>Significant Tree: any tree that is <u>at least 6-inches in diameter</u> and not considered a non-Significant Tree (see list below). A tree growing with multiple stems, that is not included in the list below, shall be considered significant if at least one of the stems, measured at a point 6 inches from the point where the stems digress from the main trunk, is at least four inches in diameter.</p> <p>Non-Significant Trees:</p> <ul style="list-style-type: none">• Black locust• Cottonwood• Native Alder• Native Willow• Lombardy Poplar <p>“Heritage Trees:” a Heritage Tree is any tree that because of its age, size, unique type, or historical association is of special importance to the City. (In order for a tree to be designated as a heritage tree, a person must submit a written request to the Public Works Department. The Parks and Recreation Board then holds a public hearing and votes on whether or not to adopt the tree as a heritage tree).</p>	<p>A Class 1 or Class 2 permit is not required to remove a tree under the following circumstances:</p> <ul style="list-style-type: none">• Commercial Nurseries, Christmas Tree Farms, or Horticultural Properties.• Public Rights-of-Way.• Overhead Utility Lines.• Diseased or Dead Trees.• Hazard to Life or Property. <p>Trees may also be removed by obtaining the following permits:</p> <p><u>Class 1 Permit (tree removal on a developed single family res. Lot):</u> Allows for <u>removal of up to 2 trees or 40% of trees</u> (whichever is greater) in a calendar year, or no other Significant Trees were removed in a period of 6 months prior.</p> <p><u>Class 2 Permit.</u> Allows for significant and non-Significant Trees to be removed provided that:</p> <ul style="list-style-type: none">• Each <u>Significant Tree</u> removed is replaced at a ratio based on the diameter of the Significant Tree removed.• Each <u>non-Significant Tree</u> removed is replaced at a ratio of one tree for every 10 non-Significant Trees removed.	<p>Under a Class I Permit (tree removal on a developed single family res. Lot), one cannot remove more than 2 Significant Trees or more than 40% of Significant Trees (whichever is greater) in a calendar year.</p> <p>There are no restrictions placed on Class II permit holders provided the following:</p> <ul style="list-style-type: none">• Each <u>Significant Tree</u> removed is replaced at a ratio based on the diameter of the Significant Tree removed.• Each <u>non-Significant Tree</u> removed is replaced at a ratio of one tree for every 10 non-Significant Trees removed.	<ul style="list-style-type: none">• All Class I Permit holders are required to replace removed trees over the allowable limit at a ratio of 1 tree for every Significant Tree removed, regardless of the size removed, up to the amount that land can reasonably sustain. The holder of a Class I permit shall not be required to replant following removal of a non-Significant Tree.• All Class II Permit holders are required to replace each (A) Significant Tree at a ratio based on the diameter of the Significant Tree removed, and (B) each non-Significant Tree at a ratio of one tree for every 10 non-Significant Trees removed. <p>Significant Tree Calculation:</p> <table><tr><th>Tree Diameter (D.B.H.)</th><th>Tree Units</th></tr><tr><td>6” – 10”</td><td>1</td></tr><tr><td>10.1” – 18”</td><td>2</td></tr><tr><td>18.1” – 36”</td><td>3</td></tr><tr><td>> 36”</td><td>4</td></tr></table> <p>The city requires replacement of Significant Trees removed based on the diameter of the Significant Tree(s) removed. The number of trees to be replaced shall be determined using the following method:</p> <ul style="list-style-type: none">• Count the number of Significant Trees to be removed;• Measure the D.B.H. of those Significant Trees. The diameter of the trees shall be verified by the city;• Average the D.B.H. of those trees;• Multiply the number of Significant Trees removed by the number of tree units to determine the number of trees to be replaced. This number shall be identified as the total tree replacement number.	Tree Diameter (D.B.H.)	Tree Units	6” – 10”	1	10.1” – 18”	2	18.1” – 36”	3	> 36”	4
Tree Diameter (D.B.H.)	Tree Units														
6” – 10”	1														
10.1” – 18”	2														
18.1” – 36”	3														
> 36”	4														

SAMPLING OF REGIONAL TREE RETENTION POLICIES					
City	Permit Required for Tree Removal	Significant Tree Definition	Tree Removal Allowances & Exemptions	Requirements, Restrictions & Limitations to Tree Removal	Tree Replacement Requirements
Olympia	<p>YES – no Landmark Tree shall be removed without first applying for and receiving a tree removal permit.</p>	<p>Landmark Tree: a tree or group of trees designated as such by the city because of its exceptional value to the residents of the City. Value is determined by factors such as:</p> <ul style="list-style-type: none">• Association with historic figures, events or properties• Rare or unusual species• Exceptional aesthetic quality. <p>Landmark trees are designated as such by progressing through the following process:</p> <ul style="list-style-type: none">• Nomination• Review (by Director of Public Works Dept).• Notification	<p>The following activities are exempt from the tree plan and tree removal permit requirements. In all cases the minimum tree density herein established shall be maintained. In no case shall any Landmark Tree be removed without first obtaining a tree removal permit.</p> <ul style="list-style-type: none">• Developed Single-Family & multifamily (less than two acres).• Developed Single-Family & Multifamily (two acres or greater) including the removal of trees within 125’ of the residence or other buildings. (Portion of the property further than 125’ from the residence or other buildings shall be treated as undeveloped property for the purpose of this chapter).• Undeveloped property. Removal of up to 6 trees per acre, up to a total of 6 trees from an undeveloped parcel within any 12 consecutive month period.• Small trees. Removal of trees with a diameter at breast height (dbh) of six inches or less.• Commercial Nurseries or Christmas Tree Farms.• Emergencies. Removal of trees necessary to protect public safety or private or public property from imminent danger.• Harvesting with a Forest Practices Permit.• Hazard Trees. Removal of hazard trees.• Subdivisions. Individual lots within a subdivision are exempt when the entire subdivision has complied with the tree density requirements of this chapter.• Street trees. (performed by or on behalf of the city, with approval of the Urban Forester).	<p>Other than those exempted activities, all other plans for tree removal are required to submit a “Tree Plan” (required to obtain a tree removal permit) documenting the impacts of the new development and how the new development will meet urban forestry standards.</p> <p>Key Notes from Tree Plan: <u>Critical Areas.</u> The approval authority shall restrict activities and/or impose conditions as warranted, to protect critical areas and their associated buffers, water quality, property or public safety.</p> <p><u>Developed commercial, industrial, multifamily (more than four units) properties, nuisance tree removal.</u> Proposals to remove a tree or trees on these properties shall comply with the following standards. Tree must meet the following criteria:</p> <ul style="list-style-type: none">• Tree is causing obvious, physical damage to private or public property, including but not limited to: sidewalk, curb, road, parking lot, building foundation, roof; or• Tree has been damaged by past maintenance practices, that cannot be corrected with proper arboricultural practices;• The problems associated with the tree must be such that they cannot be corrected by any other reasonable practice. Including but not limited to the following:• Pruning of the crown or roots of the tree and/or, structural changes to a building, parking lot, sidewalk or other site modifications to alleviate the problem.• Pruning, bracing, cabling, to reconstruct a healthy crown.	<p>Trees must be replaced such that Olympia Tree Density Requirements are met::</p> <ul style="list-style-type: none">• A minimum tree density of 30 tree units per acre is required on the buildable area of each site. Low Impact (RLI) zoning districts of the City a minimum tree density of 220 tree units per acre shall be provided in accordance with OMC 16.54.• Developing properties are required to meet a minimum tree density of 30 tree units per acre.• Developed Commercial/Industrial/Multifamily (more than 4 units) properties, proposing an addition or other site disturbance are required to replace a minimum tree density of <u>one tree unit for every 500 sq. ft. of site area to be disturbed and 3 tree units for every one tree unit proposed for removal</u>, up to the minimum tree density of 30 tree units per acre for the entire site.• Developed Commercial/Industrial/Multifamily (more than 4 units) properties, proposing tree removal are required to replace 3 tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the site.• Undeveloped property proposing a conversion option harvest are required to meet a minimum tree density of 200 tree units per acre. <p><i>*See Appendix 3 for further detail on tree density requirements.</i></p>

TAppendix 1: Lake Forest Park Maximum Quantity of Tree Removals

Lot Size and Use Category	Canopy Coverage Goal	Maximum Tree Removal with Arborist Consult Permit a 36-month period(1)	Maximum Tree Removal with Administrative Permit a 36-month period(2)
Single family Lots greater than 15,000 square feet	58%	2 Significant or Landmark Trees	2 Significant Trees
Single family Lots 10,000-15,000 square feet	39%	2 Significant or Landmark Trees	2 Significant Trees
Single family Lots less than 10,000 square feet	28%	2 Significant or Landmark Trees	2 Significant Trees
Multifamily Lots	15%	1 Significant or Landmark Tree	1 Significant Tree
Commercial Lots	15%	1 Significant or Landmark Tree	1 Significant Tree
(1) Required to remove any landmark tree (28" diameter or greater) or when proposed development activity will occur within the drip line or critical root zone of no more than two significant trees (2) Mandatory replacement plan including 1 replacement tree for each significant tree removed or equivalent payment into tree fund.			

**Canopy Cover: the percent of the land area that’s covered by trees, as seen from an aerial view (<http://www.seattle.gov/trees/canopycover.htm>)

TABLE 16.60.080A		
Proposed Activity	Tree Replacement Requirements	Required Minimum Tree Density for the Parcel
New Development	30 tree units per acre	30 tree units per acre
Developing Single-family (multifamily up to 4 units)	30 tree units per acre	30 tree units per acre
Developed Properties	30 tree units per acre	30 tree units per acre
Developed Commercial/ Industrial/Multifamily (more than 4 units) proposing an addition or other site disturbance	1 tree unit for every 500 sq. ft. disturbed and 3 tree units for every one tree unit proposed for removal	30 tree units per acre
Developed Commercial/ Industrial/Multifamily (more than 4 units) proposing tree removal	3 tree unit for every 1 tree unit proposed for removal	30 tree units per acre
Option Harvest	Site must remain at a minimum tree density of 200 tree units per acre.	200 tree units per acre

Appendix 3 – Federal Way Tree Unit Credits

Tree Unit Credits (Table 19.120.130-2)	
Existing Tree Category	Tree Unit Credit
Existing Tree 1" to 6" d.b.h.	1.0 tree units per tree
Existing Tree >6" to 12" d.b.h.	1.5 tree units per tree
Existing Tree >12" to 18" d.b.h.	2.0 tree units per tree
Existing Tree >18" to 24" d.b.h.	2.5 tree units per tree
Existing Tree > 24" d.b.h.	3.0 tree units per tree
Replacement Tree Category*	
Replacement Tree, Small Canopy Species (Mature canopy area < 450 SF)	.50 tree units per tree planted
Replacement Tree, Medium Canopy Species (Mature canopy area 450 to 1,250	1.0 tree units per tree planted
Replacement Tree, Large Canopy Species (Mature canopy area > 1,250 SF)	1.5 tree units per tree planted

*Refer to City of Federal Way Bulletin #068 for a listing of recommended tree species.

Comprehensive Plan - Existing Tree Policies

Policy Environmental Quality 1.1

To enhance the community's appearance, identity and natural beauty, **the City shall promote the conservation and retention of trees of local and historical significance.** The use and incorporation of non-invasive native vegetation into landscaping and buffer areas and is also encouraged for new development.

Policy Neighborhood Quality 1.7

Single family development regulations should encourage compatibility with the existing scale of residential structures in the neighborhood, provide an appropriate relationship of lot area, building scale, and siting; and encourage a sense of community (e.g. **mature trees**, pedestrian scale, sensitive transition between public and private spaces).

Policy Neighborhood Quality 1.8

Multifamily housing shall be designed to high quality standards so that it contributes to the neighborhood character and is compatible with adjacent single family developments through:

1. Site planning focused on neighborhood design integration;
2. Building design architecturally linked with the surrounding neighborhood and style;
3. **Streetscapes with trees** and landscaping that encourage pedestrian use and safe transition to private spaces, and that reduces the visual effects of large paved areas;
4. On-site recreational space and facilities; and
5. Creative project design that provides a diversity of housing types within adopted design criteria, standards and guidelines.

Policy Streetscape 1.2

The small town character of the community should be promoted and encouraged by preserving existing street landscaping and vegetation, and by **planting street trees.**

Policy Streetscape 1.3

The City shall develop a **street tree guide for selecting appropriate tree species** for landscaped and median strips, sidewalks, and other landscaped right of way areas.

Policy Natural Environment 2.11

The City shall encourage an increase in tree canopies through the addition and the preservation of existing vegetation and use of landscaping as an integral part of development plans.

Policy Natural Environment 2.12

The City should consider developing and implementing a measure which would preserve trees of historical significance.

Policy Streetscapes 1.4

As an integral part of street construction or reconstruction, the City should encourage the establishment of planting strips with adequate width for appropriate types of vegetation and street trees.

Policy Streetscapes 1.6

Street design guidelines should incorporate elements in roadway design consistent with the pedestrian and bicycle facilities plan. These elements include collector lanes, wider sidewalks, separated sidewalks, planting strips, benches, curb line trees and pedestrian oriented street lights.

Policy Streetscapes 1.9

1st Avenue South between 128th Avenue SW and approximately SW 164th Place should be developed as a boulevard by:

- a. Incorporating street trees, sidewalks, planting strips, and a planted median strip along its length;
- b. Requiring the undergrounding of utilities in new development, when street improvements are made, or whenever opportunities arise; and
- c. Minimizing the number of access points to 1st Avenue South from adjacent uses by encouraging shared parking and driveways, where appropriate.

Policy Streetscapes 1.10

The city should work with the Washington State Department of Transportation (WSDOT) to develop a planting plan distinctive to Burien for the length of State Routes 509 and 518 corridor located within the City. The plan should utilize native drought tolerant plants, shrubs and trees.

Policy Transportation 4.1.7

Design and manage the street network to improve the attractiveness of existing street corridors to pedestrians, and shall incorporate high standards of design when developing new streets, including sidewalk construction where appropriate. Implement landscaping measures to enhance the walking experience. To the extent feasible without impairing street capacity, safety, or structural integrity, **preserve existing trees along street rights-of-way.**

Policy Stormwater 2.10

Increase the overall coverage of tree canopies and other vegetation in the City by encouraging new site development and retrofit plans to include provisions for the addition or preservation of trees and vegetation.

19.25.140 Significant trees – Incentives for retention.

Each [significant tree](#) that is retained may be credited as two trees for complying with the retention requirements of BMC [19.25.120](#), provided it meets one or more of the following criteria:

1. The tree exceeds 60 feet in height, or 24 inches in diameter for [evergreen](#) trees or 30 inches for [deciduous](#) trees;
2. The tree is located in a grouping of at least five trees with canopies that touch or overlap;
3. The tree provides energy savings through winter wind protection or summer shading as a result of its location relative to [buildings](#);
4. The tree belongs to a unique or unusual species;
5. The tree is located within 25 feet of any [critical area](#) or required [critical area](#) buffer, and
6. The tree is 18 inches or greater and is identified as providing valuable wildlife habitat. [Ord. 293 § 1, 2000]

19.25.150 Significant trees – Protection.

To provide the best protection for [significant trees](#):

1. No clearing shall be allowed on a [site](#) until approval of tree retention and landscape plans;
2. An area of prohibited disturbance, generally corresponding to the dripline of the [significant tree](#) shall be protected during construction with a temporary five-foot-high chain link or plastic net [fence](#). The fencing shall be installed prior to issuance of development permits for the [site](#);
3. No [impervious surfaces](#), fill, excavation, or storage of construction materials shall be permitted within the area defined by such [fencing](#);
4. A rock well shall be constructed if the grade level around the tree is to be raised by more than one foot. The inside diameter of the well shall be equal to the diameter of the dripline of the tree;
5. The grade level shall not be lowered within the larger of the two areas defined as follows:
 - A. The dripline of the tree(s); or

B. An area around the tree equal to one foot diameter for each inch of tree trunk diameter measured four feet above the ground; and

6. Alternative protection methods may be used if determined by the [Director](#) to provide equal or greater tree protection. [Ord. 293 § 1, 2000]

19.25.160 Significant trees – Replacement.

When the required number of significant trees pursuant to BMC [19.25.120](#) cannot be retained, the required number of significant trees that are removed shall be replaced with: [Ord. 484 § 1, 2008]

1. Transplanted [significant trees](#); or
2. New trees measuring three-inch caliper or more, at a replacement rate of one and one-half (1.5) inches diameter for every one inch diameter of the removed [significant tree](#); or
3. New trees measuring less than three-inch caliper at a replacement rate of two inches diameter for every one inch diameter of the removed [significant tree](#) on a space available basis in conjunction with the [site](#) plan. [Ord. 293 § 1, 2000]

19.25.170 Maintenance.

1. All [landscaping](#) and [significant trees](#) shall be maintained for the life of the project.
2. All landscape materials and [significant trees](#) shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
3. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
4. Landscape areas shall be kept free of trash. [Ord. 293 § 1, 2000]

19.25.180 Bonds/security.

Performance bonds or other appropriate security (including letters of credit and set-aside letters) shall be required for a period of two years after the planting or transplanting of vegetation to insure proper installation, establishment and maintenance. [Ord. 293 § 1, 2000]